




TOWN OF GRAFTON

MASSACHUSETTS
01519

PLANNING DEPARTMENT

Joseph Laydon
Grafton Town Planner

Grafton Memorial Municipal Center
30 Providence Road
TELEPHONE: (508) 839-5335 x1144

Date: June 8, 2015
To: Board of Selectmen and Planning Board
From: Joe Laydon, Town Planner 
Re: Potential Articles for Consideration for Spring and Fall Annual Town Meetings

The Following is a list of Article being submitted and/or considered for being submitted for Spring Annual Town Meeting:

1. Medical Marijuana: Planning Board article regulating medical marijuana use. Public Hearing scheduled for March 28, 2016.
2. Water Supply Protection District: Grafton Water Department requested an update to reflect a new well off Trinity Ave.
3. Fisherville Smart Growth Amendments: Amendments to connection between construction of residential and commercial uses and inclusion of additional use categories and a process to allow uses not identified through vote of the Planning Board.
4. Village Mixed Use District: Amendments to include affordable component, special permit process for granting increases in density and relief from commercial space requirement, clarification on project review process.
5. Frontage, Corner Lot, Corner Lot Rear Yard Definitions: Clarification of definitions, requested by Building Inspector.
6. Institute Road: Home Rule Petition for the State to create a layout for Institute Road for acceptance by the Town.
7. Use Table Additions: Create new use categories for Artist Live/Work/Gallery, Large Family Child Care Home, and Contractor's Yard.
8. Use Table Amendment – Other Eating and Drinking establishments: Proposed change to Use table to make Other Eating and Drinking Establishments to change the use from being prohibited to a permitted through the issuance of a special permit.
9. Breweries/ Microbrewery/ Nanobrewery/ Brewpub: Amending Definitions and Use Table sections of the Zoning Bylaw to include the above uses.

The Following is a list of Articles being worked on and/or considered for being submission for Fall Annual Town Meeting

1. New Mixed Use District in North Grafton – Bolack Property: Staff is working on an overlay district, based off a village model bylaw worked on with CMRPC, for the area including and surrounding 215 Worcester Street and 1 Hawthorne Street. Could also serve as overlay for other

areas such as 188 Providence Road-Family, which is zoned Community Business and Residential Multi

2. Solar Facility Bylaw: Preparation of a bylaw regulating large photovoltaic electric generating facilities.
3. Driveway Bylaw: Regulate location and steepness of driveways to ensure Emergency Response Personnel access to property.
4. Kennels: Coordinating with Town Clerk's Office, amend zoning bylaw to allow accessory use of greater than 4 but less than 6/8 dogs as a personal kennel, clarify language regulating commercial kennels.
5. Mill Redevelopment Bylaw: Develop bylaw specifically to address redevelopment of mill buildings. Village Mixed Use District was not written to take a comprehensive look at redevelopment of large buildings such as Farnumsville Mill, could be applied to North Village and Saunders Mill (destroyed).
6. Amend Campus Overlay District to accommodate "mature" commercial parks where renewal of master plan may not be necessary.
7. Water Supply Protection Overlay District Boundaries: Examine changes to the WSPOD boundaries based on newer Zone II delineations.
8. Inclusionary Zoning Bylaw: Develop bylaw to require the construction of affordable units as part of residential development.

Thank you.



1

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

**Proposed Zoning Amendment
2016 Spring Annual Town Meeting**

1. Definitions

Registered Marijuana Dispensary (RMD): A use operated by a not-for-profit entity registered and approved by the MA Department of Public Health on accordance with 105 CMR 725.000, and pursuant to all other applicable state laws and regulations, also to be known as a Medical Marijuana Treatment Center, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers. A RMD shall explicitly include facilities which cultivate and process medical marijuana, and which may also dispense and deliver medical marijuana and related products.

The cultivation and processing of medical marijuana in accordance with these regulations is considered to be a manufacturing use and is not agriculturally exempt from zoning.

Off-Site Medical Marijuana Dispensary (OMMD) – A Registered Marijuana Dispensary that is located off-site from the cultivation/processing facility (and controlled and operated by the same registered and approved not-for-profit entity which operates an affiliated RMD) but which serves only to dispense the processed marijuana, related supplies and educational materials to registered Qualifying Patients or their personal caregivers in accordance with the provisions of 105CMR 725.00.

2. ZBL Section 3.2.3.1 – Use Regulation Table: Amend to read:

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
22. <u>Registered Marijuana Dispensary (RMD)</u>	N	N	N	N	N	N	S	S	N	-	---
23. <u>Off-Site Medical Marijuana Dispensary (OMMD)</u>	N	N	N	N	N	P	P	P	N	-	---



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

Draft #2 – 3-08-2016

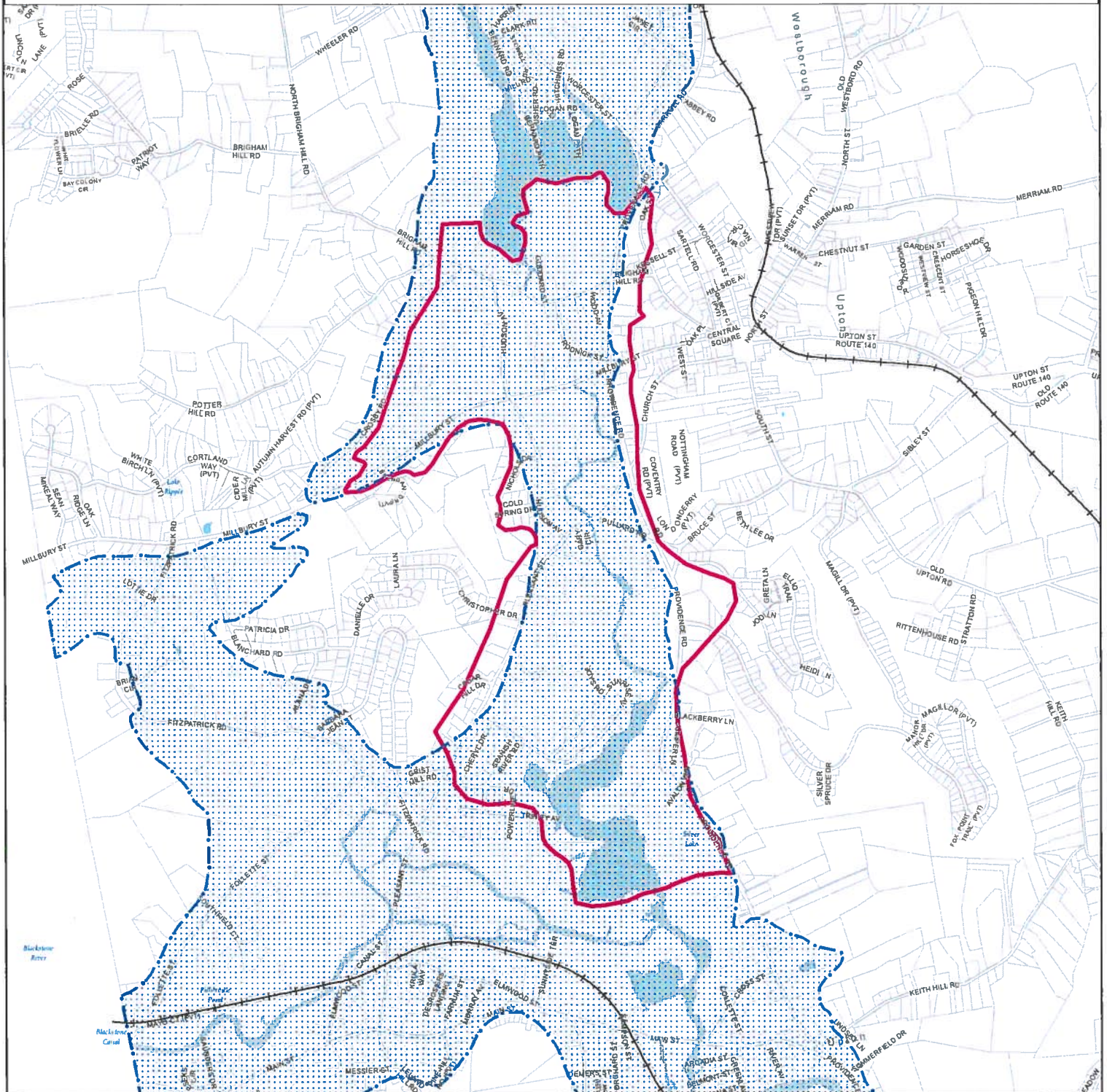
PLANNING BOARD

**Proposed Amendments to the Grafton Zoning By-Law
2016 Annual Town Meeting**


To see if the Town will vote to amend the Zoning By-Laws by adding the following:

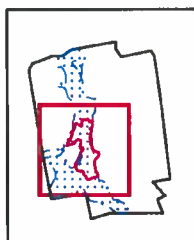
ZBL Section 3.1.2 – Zoning Map: To amend the map entitled “Town of Grafton – Zoning Map” to expand the Water Supply Protection Overlay District to include the area identified as the WSPOD Expansion as shown on the map prepared by entitled “Proposed Water Supply Protection Overlay District (WSPOD) Expansion – Trinity Ave Well Site dated March 3, 2016 prepared By AppGeo.

PROPOSED WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) EXPANSION TRINITY AVE WELL SITE



Legend

-  Existing WSPOD
-  WSPOD Expansion
-  Railroad
-  Parcels
-  Water Bodies



1 inch = 2,000 feet

0 0.25 0.5
Miles



AppGeo

March 3, 2016



TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

#3

PLANNING BOARD

Proposed Zoning Amendment 2016 Spring Annual Town Meeting

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. Fisherville 40R: Amend to allow additional uses by majority or supermajority of the Board, acting as the 40R Plan Approval Authority (PAA), as follows (~~Strike through~~ for delete and underline for insert):

10.6.A Permitted Uses. The following uses are permitted as of right in the FSGOD:

1. In all Subzones:

- a. Parking, including surface, garage-under, and structured parking (e.g., parking garages);
- b. Open space and recreational uses;
- c. Accessory uses customarily incidental to any permitted uses;
- d. Municipal Uses.

2. In Subzone A:

- a. Multifamily Use or Mixed Use with a density of as set forth in Section 10.10.B;
- b. Restaurant, provided that such restaurant shall not be a fast-food or drive-through restaurant, and shall not exceed 2405,000 square feet of gross floor area.
- c. retail establishment not to exceed 20,000 square feet of gross floor area;
- d. day care center;
- e. community or neighborhood center;
- f. personal or consumer service establishment;
- g. business, professional or general office;
- h. bank;
- i. health club;
- j. assisted living facility, including independent, memory care, family services, therapeutic services and hospice care;
- k. microbrewery, micro distillery, cidery;
- l. brewpub;
- m. artist live/ work/gallery;
- n. high education satellite campus or facility.

3. In Subzone B:



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

- a. Mixed Use with a density as set forth in Section 10.10.B, with residential ~~and units over available~~ commercial uses. ~~No commercial use shall be allowed except where developed as a Mixed Use with residential use located in the same building.~~
- b. Multifamily Use with a density as set forth in Section 10.10.B;
- c. retail establishment not to exceed 40,000 square feet of gross floor area;
- d. restaurant, provided that such restaurant shall not be a drive-through restaurant, and shall not exceed 150,000 square feet of gross floor area;
- e. day care center;
- f. community or neighborhood center;
- g. personal or consumer service establishment;
- h. business, professional or general office;
- i. bank;
- j. health club;
- k. microbrewery (nanobrewery), micro distillery, cidery;
- l. brewpub;
- m. artist live/ work/gallery;
- n. high education satellite campus or facility;
- k. Commercial use shall be required. ~~No Certificate of Occupancy for any ten dwelling units shall be issued without the prior issuance of a Certificate of Occupancy for 10,000 gross square feet of nonresidential space.~~

10.6.B Conditional Uses. The PAA, by majority/ supermajority vote, may permit uses not identified in Section 10.6.A if the PAA finds the proposed use is consistent with the purposes of this bylaw and that such approval together with other non-residential use permitted pursuant to Section 10 would not authorize development that, when the development potential of the remainder of the district is calculated, would preclude the district as a whole from accommodating at least 201 residential units, including those eligible units completed and those allowed to be built, under the FSGOD regulations.

10.6.BC Prohibited Uses. All principal uses not expressly allowed, or permitted by a vote of the PAA pursuant to Section 10.6.B, are prohibited.

#4

PROPOSED ZONING AMENDMENTS
2016 SPRING ANNUAL TOWN MEETING
SECTION 12 – VILLAGE MIXED USE DISTRICT (VMU)

12.1 Purpose

- (a.) Promote development in South Grafton that encourages a mixed-use environment that is less automobile dependent and more pedestrian-friendly.
- (b.) Encourage a diverse mix of business, commercial, office, residential, institutional and entertainment uses for workers, visitors, and residents.
- (c.) Permit uses that promote conversion of existing buildings in a manner that maintains the visual character and architectural scale of existing development within the district.
- (d.) Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the district.
- (e.) Promote pedestrian and bicycle circulation and safety.
- (f.) Encourage work/live space.

12.2 Applicability and Administration

12.2.1 The Village Mixed Use (VMU) District is hereby established and consists of those areas shown on the Town of Grafton Zoning Map on file with the Town Clerk. The District boundaries are as indicated on the Map.

12.2.2 The site and design guideline criteria within this Section shall be applicable to all residential buildings with two or more units and non-residential developments within the district. This includes any new building construction; a change in building use (adaptive reuse of an existing building) or a significant alteration of the existing building facades; work which results in the increase of floor area through either an addition to the principal structure; addition of a new accessory structure, or significant change to an existing accessory structure; or any activity requiring a new curb cut.

12.2.2.1 It is recommended that Applicants for project in the VMUD consult with Town departments and officials prior to the submission of an application under this bylaw.

12.2.2.2. Prior to the issuance of a building permit for a project proposed in the VMUD, the applicant shall submit a site plan and material demonstrating compliance with Section 12.7 through Section 12.9 of this By-law. Site Plan and supportive materials shall be reviewed by the Town Planner for conformance with the

performance standards and purpose of this bylaw and an advisory opinion shall be prepared for consideration by the Building Inspector. Advisory opinion may include recommendations for conformance with the performance standards and intent of the bylaw, which may require the amendments or changes to the design prior to issuance of a building permit.

12.2.3 The Planning Board shall be the permit granting authority for the Village Mixed Use District.

12.2.4. Affordability: For projects greater than eight residential units, projects must include affordable housing units as specified below:

12.2.4.a. Ownership Units. For all Projects where the Affordable Units proposed are Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in a Project shall be Affordable Housing.

12.2.4.b For all Projects where the Affordable Units proposed are Rental Units not less than twenty five percent (25%) of total housing units in any building containing rental units shall be Affordable Housing;

12.2.4.c For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

12.2.4.d Affordable Units shall comply with requirements of Massachusetts Executive Office of Housing and Economic Development requirements for counting towards the Town's Subsidized Housing Inventory.

12.3 Definitions

Mixed Use Development - A development of two or more compatible land uses, such as residential, office, retail, recreational, and light industrial.

12.4 Permitted and Prohibited Uses

12.4.1 Allowed Uses

The following uses are allowed as of right in the VMU district:

- a.) Mixed-use developments
- b.) Multi-family dwelling up to 8 units per acre only in mixed-use development
- c.) Community and/or neighborhood centers
- d.) Retail up to 5,000 sq. ft.
- e.) Personal and consumer services up to 5,000 sq. ft.
- f.) Restaurants (no drive-up window)
- g.) Medical/dental offices
- h.) Offices
- i.) Banks (no drive-up window)
- j.) Bed and breakfast

- k.) Indoor recreation
- l.) Artist Live/Work/Gallery
- m.) Nanobrewery
- n.) Brewpub

12.4.2 Allowed Uses by Special Permit

- a.) Retail over 5,000 sq. ft., but no larger than 15,000 sq. ft.
- b.) Personal and consumer services over 5,000 sq. ft., but no larger than 15,000 sq. Ft.
- c.) Multi-family dwelling without a mixed-use component.
- d.) Multi-family dwelling in excess of 8 units per acre for parcels less than 2 acres in size.
- e.) Microbrewery

12.4.3 Prohibited Uses

- a.) Golf course
- b.) Outdoor golf driving range or mini-golf
- c.) Retail, personal/consumer services, banks, etc. with drive-up windows
- d.) Nursing/convalescent homes

12.5 Restrictions

12.5.1 Location and Distribution of Uses. The ground floor of a commercial building or mixed use building (any combination of retail, office, and residential) shall be occupied by commercial uses only. For projects consisting of multiple buildings, commercial use shall be required for the principal building and residential may be permitted on the first floor of secondary buildings upon issuance of a special permit.

12.5.2 Maximum residential density shall be eight dwelling units per acre, unless allowed through the issuance of a special permit.

12.6 Intensity of Use

- a.) Minimum lot size – 20,000 sq. ft.
- b.) Minimum frontage – 100 ft.
- c.) Minimum yards
 - (1.) Front – none
 - (2.) Side – 15 ft.
 - (3.) Rear – 15 ft.
- d.) Maximum building coverage – 75%
- e.) Maximum building height – 40 ft.

12.7 Parking

The following guidelines are included to ensure that new and renovated off-street parking areas are constructed in accordance with the district's desired design character, the provisions of this bylaw, and other town bylaws pertaining to parking.

12.7.1 a.) Parking lots for new construction shall be located to the side and rear of the lot unless such a location is not feasible. Parking is prohibited within the front yard. Parking lots that abut public rights of way or grade parking under the building shall be screened with one or a combination of the following:

(1.) A low wall made of concrete, masonry or other suitable material not exceeding a height of 3 feet.

(2.) Raised planters planted with a minimum of 80% evergreen shrubs not to exceed a total height of 6 feet (including planter).

(3.) Landscaping consisting of a mix of trees and shrubs provided that 80% of the shrub plantings are evergreen.

b.) Walls, fencing and architectural details shall complement the materials of adjacent architectural styles.

c.) Where walls are provided, planting areas shall be a minimum width of 4 feet and should be located adjacent to the public right of way.

d.) Where possible, parking areas shall be interconnected in a manner that allows the unobstructed flow of pedestrians between uses and parking areas.

e.) In large parking lots (20 or more spaces) provision for bicycle racks shall be provided in locations that are safely segregated from automobile traffic and parking.

12.7.2 **Shared parking.** Shared parking is the approved use of the same off-street parking spaces for two or more uses where peak parking demand of the different uses occurs at different times of the day, or, where various uses are visited without moving the automobile; and, where the division of parking spaces is a net decrease from the combined total of each use's individual off-street parking requirements, if required separately.

12.7.2.1 Requirements and Criteria. Shared parking arrangements are subject to review and approval by the Planning Board subject to the following requirements and criteria:

a.) Submission of a reciprocal agreement executed by the owners and operators of the different sources or uses ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared;

b.) If required by the Planning Board information concerning the following may be requested:

(1.) the hours of operation and parking demand for each use;



#5

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

**Proposed Zoning Amendment
2016 Spring Annual Town Meeting**

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Definitions Section 2.1, Amend as follows (underline for insert):

Frontage: The continuous linear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line of the same lot. The frontage on a corner lot shall be measured to the middle of the curve connecting the sidelines of the intersecting rights-of-way. (T.M. 10-20-03). If a lot has frontage on more than one street, frontage on only one street shall be used to satisfy the minimum lot frontage requirement. Principal vehicular access to the principal use of the lot shall be through frontage that satisfies the minimum lot frontage requirements. (T.M. 10-21-13) except as permitted through the issuance of a flexible development special permit pursuant to Section 5.3 or the issuance of a special permit for a common driveway pursuant to Section 5.9.

Lot, Corner: A lot at the point of intersection of and abutting on two or more intersecting streets, the angle of intersection of the street lot line, or in the case of a curved street extended lot lines, being not more than 135 degrees. Corner lots shall not have rear lot lines except as defined as "Yard, Rear – Corner Lot."

Yard, Rear - Corner Lot: A corner lot with four property lines will have two front yards, two side yards and no rear yard. A corner lot with more than four property lines will have one or more rear yards along the interior property line(s) between the two required side yards,. The depth of the rear yard(s) shall comply with the provisions of the zoning district in which the property is located.



TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

Draft 12-18-2015

6

PLANNING BOARD

Proposed Home Rule Amendment 2016 Spring Annual Town Meeting

To see if the Town will vote to authorize the Board of Selectmen to file a petition with the General Court pursuant to Article 89, Section 4 of the Amendments to the Constitution (Home Rule Amendment) as follows:

AN ACT AUTHORIZING THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO LAYOUT A RIGHT-OF-WAY ALONG INSTITUTE ROAD IN THE TOWN OF GRAFTON.

Whereas, it is necessary to convey forthwith certain land in the Town of Grafton for the preservation of the public convenience, and

Whereas the deferred operation of this Act would tend to defeat its purpose, this Act is hereby declared to be an emergency law for immediate enactment,

SECTION 1. Notwithstanding sections 40E to 40, inclusive, of chapter 7 of the General Laws, the Commissioner of Capital Asset Management and Maintenance may convey for consideration certain land in the Town of Grafton owned by the Commonwealth for the establishment of a right-of-way along the length of Institute Road as shown on the plan entitled "Proposed Right of Way & Easement Plan of Institute Road in Grafton, Mass," dated May 19, 2015, as revised November 13, 2015, and prepared by Guerriere & Halnon, Inc., 1029 Providence Road, Whitinsville, MA 01588. The conveyance shall be by deed without warranties or representations by the Commonwealth.

SECTION 2. In consideration for and as a condition of the conveyance authorized in section 1, the Town of Grafton shall pay consideration of less than \$100 which is hereby acknowledged to be adequate consideration.

SECTION 3. Notwithstanding any general or special law to the contrary, the Town of Grafton, its successors and assigns, shall be responsible for all costs and expenses related to this conveyance, including, but not limited to, costs associated with any engineering, surveys, and deed preparation.



7

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

Proposed Zoning Amendment 2016 Spring Annual Town Meeting

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Definitions Section 2.3: Amend to include the proposed definitions below:

Artist Live/Work/Gallery: The use of all or a portion of a structure for living and work by residents engaged in the creation, manufacturing or assemblage of commercial graphic arts; fine arts, including but not limited to painting, printmaking, ceramics, sculpting; performing and visual arts including but not limited to dance, photography, music composition, and filmmaking production and pre- and postproduction activities (but not to include Adult Entertainment). Sales of resident-created works are allowed on premises.

Large Family Child Care Home: An accessory use to a dwelling, allowing more than six children in care, as defined in M.G.L. c. 15D, section 1A, provided that said dwelling and provider have received a license from the Department of Early Education and Care to provide family day care, as defined by M.G.L. c. 15D.

Contractor's Yard: Premises used by a building contractor or subcontractor for storage of equipment and supplies, materials, and parking of wheeled equipment.

2. ZBL Section 3.2.3.1 – Use Regulation Table: Amend to read:

PRINCIPAL USES

DISTRICTS

Residential Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
12. Artist Live/Work/Gallery	N	N	N	N	S	N	N	N	P	-	---
Public and Semi-Public Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
11. Large Family Child Care Home	P	P	P	P	P	P	P	P	P	-	---
Industrial and Warehouse Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
9. Contractor's Yard	N	N	N	N	N	S	S	S	N	-	---



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

Draft #1 – 3-04-2016

#8

PLANNING BOARD

**Proposed Amendments to the Grafton Zoning By-Law
2015 Annual Town Meeting**

To see if the Town will vote to amend Business Use 7 entitled Other Eating and Drinking Establishments, in Section 3.2.3.1 Use Regulation Table of the Grafton Zoning By-Laws to read (new language in **bold**, deletions in ~~strike-through~~):

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
7. Other Eating and Drinking Establishments	N	N	N	N	N S	P	S	S	Y	S	---



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

9
Draft 2 – Feb 11, 2016

PLANNING BOARD

Proposed Zoning Amendment 2016 Spring Annual Town Meeting

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Definitions Section 2.3: Amend to include the proposed definitions below:

Brew Pub: Restaurants that are licensed by the United States Department of Alcohol, Tobacco and Firearms and the Commonwealth of Massachusetts, under the relevant statutes, to produce and sell beer and/or ale at the location and whose primary business is the sale and preparation of food to be consumed on the premises. Malt beverages including beer, ales and hard ciders produced on the premises may be sold to other establishments but shall not to exceed 25 percent of the establishment's production capacity.

Brewery: A facility for the production and packaging of malt, wine, or hard cider beverages for distribution retail or wholesale, which may include a tap room where beverages produced on the premises may be sold and consumed. Microwinery, microcidery, and microdistillery are included in the definition of Microbrewery.

Microbrewery: A facility for the production and packaging of malt, wine, or hard cider beverages for distribution retail or wholesale, on or off the premise, with a capacity of not more than fifteen thousand (15,000) barrels, (a barrel being equivalent to thirty one (31) gallons per year) and which may include a tap room where beverages produced on the premises may be sold and consumed. Microwinery, microcidery, and microdistillery are included in the definition of Microbrewery. May include other uses such as a restaurant, including outdoor dining if otherwise permitted in the zoning district.

Nanobrewery: Also considered a craft brewery, a facility for the small scale production of malt, wine, or hard cider beverages primarily for on premises consumption and sale with limited distribution to retail or wholesale, with a capacity of not more than six thousand (6,000) barrels, (a barrel being equivalent to thirty one (31) gallons per year) and which may include accessory preparation and sale of food for on premises consumption. Nanowinery, nanocidery, and nanodistillery are included in the definition of nanobrewery.

2. ZBL Section 3.2.3.1 – Use Regulation Table: Amend to include the following uses:

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU	FP	WSPO
24. Brewery	N	N	N	N	N	N	S	S	N	-	---
25. Microbrewery	N	N	N	N	N	S	S	S	S	-	---
26. Nanobrewery	N	N	N	N	S	P	P	P	P		
27. Brewpub	N	N	N	S	S	P	P	P	P	-	---